



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

***PUBLIC NOTICE
OPERATIONS & MAINTENANCE MANUAL***

The Operations and Maintenance manual for **Long Cove Owners Association**,
P/N # 2008-120-1IT-P, is available for review during the normal business hours of 8:30 to 5:00,
Monday through Friday at the OCRM Office, 1362 McMillan Ave, Suite 400, Charleston,
Charleston County, South Carolina.

**Comments will be received on this public notice until March 9, 2008. For further
information, please contact the project manager, Jeff Thompson at 843-953-0219.**

February 8, 2008

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the

S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # 2008-120-1IT -P

08 February 2008

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1251-1254), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

LONG COVE OWNER'S ASSOCIATION, INC
C/O
CARTER & SLOOPE, INC.
306 COMMERCIAL DRIVE, SUITE B
SAVANNAH, GA 31406

for a permit to reconstruct and reconfigure an existing marina in

BROAD CREEK

at a location described as being situated between Lots 345 and 346 on Turnbridge Road in Long Cove Plantation off of S.C. Highway 278 on Hilton Head Island, Beaufort County, South Carolina (32.18209 Latitude/ 80.74325 Longitude)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, MARCH 10, 2008

from those interested in the activity and whose interests may be affected by the proposed work.

08 February 2008

The proposed work consists of the removal of an existing marina and the reconfiguration of the marina dock structures. The proposed work includes the construction of a 4' X 40' gangway leading from the existing dock, and will connect to a 5' X 10' landing. The landing will connect to a 8' X 700' long T-shaped main floating dock. From the main floating dock, a total of six T-head docks will be constructed perpendicular to the main dock. Three different T-head dock configurations are proposed, and are as follows: 1) Configuration A consists of a 6' X 128' floating dock and 6' X 83' floating T-head combination, with a total of four 4' X 38' floating finger piers, creating a total of six 35' X 38' boatslips, three on either side of the dock. 2) Configuration B consists of a 6' X 128' dock and 6' X 73' T-head, with a total of seven (7) boatslips. Three boatslips on one side will be approximately 35' X 33' with two 4' X 33' floating finger piers. Four boatslips on the other side of the floating dock will be approximately 25' X 33' with three 4' X 33' floating finger piers; and 3) Configuration C consists of a 6' X 128' floating dock and 6' X 68' floating T-head combination, with a total of six 4' X 30' floating finger piers, creating six 25' X 30' boatslips, three on either side of the floating dock. Two T-head floating docks following Configuration A are proposed, two following Configuration B are proposed, and two following Configuration C are proposed. In addition, an existing 13' X 60' kayak rack will be removed and reinstalled shoreward of the proposed main floating dock. The proposed structures will extend no further than 175' into the waterway from the existing dock. A total of 96 slips are proposed, as well as electricity, water, and sewer pump out.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 2.05 acres of open estuarine water utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper

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management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

REGULATORY DIVISION
Refer to: P/N # 2008-120-11T

08 February 2008

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Tracy C. Dotolo at 843-329-8044 or toll free at 1-866-329-8187.

Jeff Thompson-
SCDHEZ-OCRM
Project Manager



Long Cove Marina
P/N 2008-120-11T-P

Long Cove Marina
 P/N 2008-120-11T-
 Sheet 2 of 6

KAYAK RACK
 13' X 60'
 REINSTALL EXISTING
 KAYAK LAUNCH
 LANDING
 5' X 10'
 NEW GANGWAY
 40'

FISH CLEANING AREA
 4' X 4'
 PUMP OUT STATION
 4' X 4'

SITE PLAN



Carter & Sloop
 CONSULTING ENGINEERS
 ATLANTA ♦ MACON ♦ SAVANNAH ♦ VALDOSTA

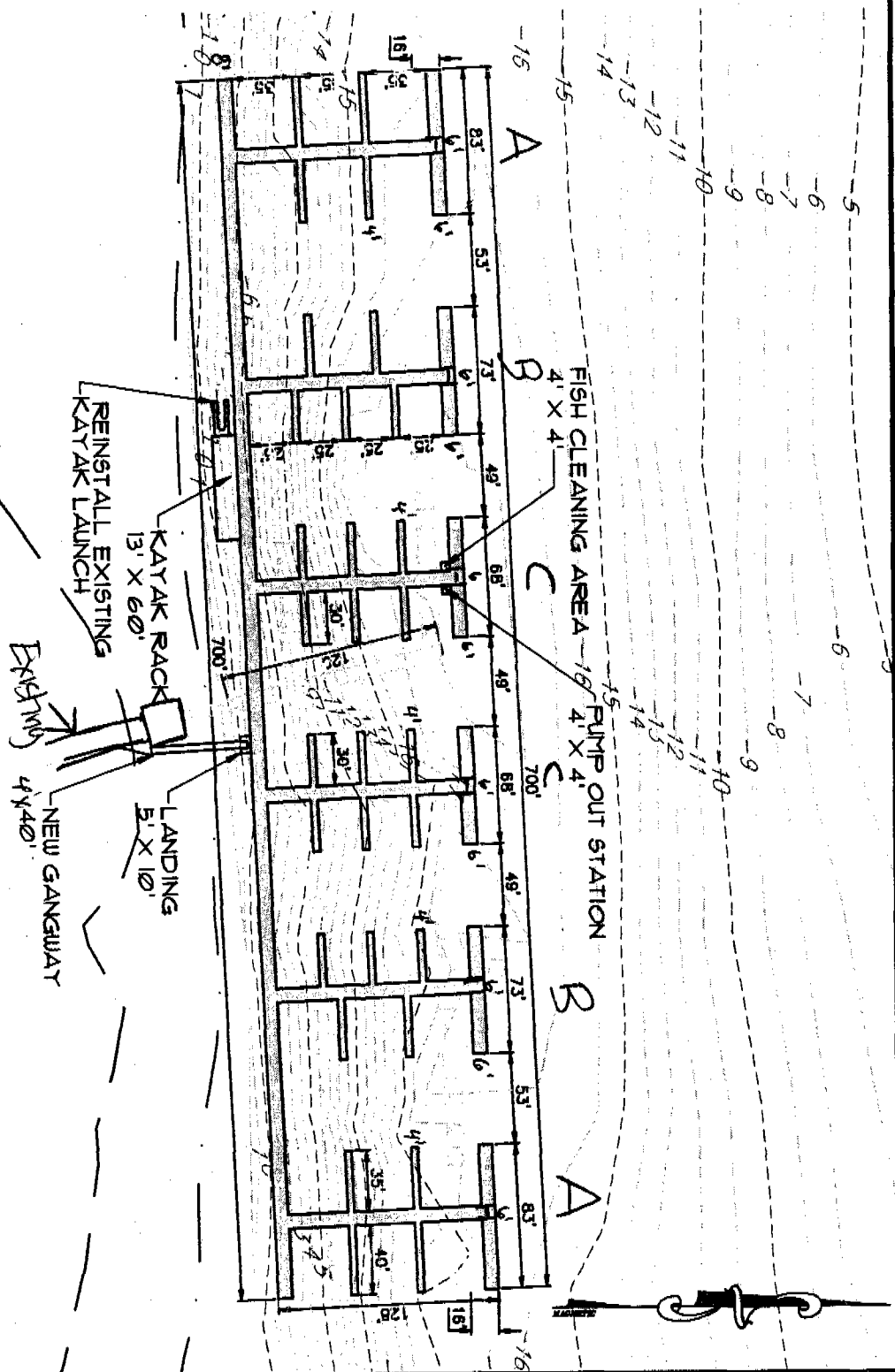
200 COLUMBIA ROAD, SUITE 100, VALDOSTA, GA 31601-1000

**NEW DOCK LAYOUT
 FOR THE
 LONG COVE CLUB MARINA
 ON
 BROAD CREEK**

PROPOSED: NEW DOCK
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA
 NOVEMBER 1, 2007

SHEET 2

Long Cove Marina
P/N 2008-120-11T-
Sheet 3 of 6



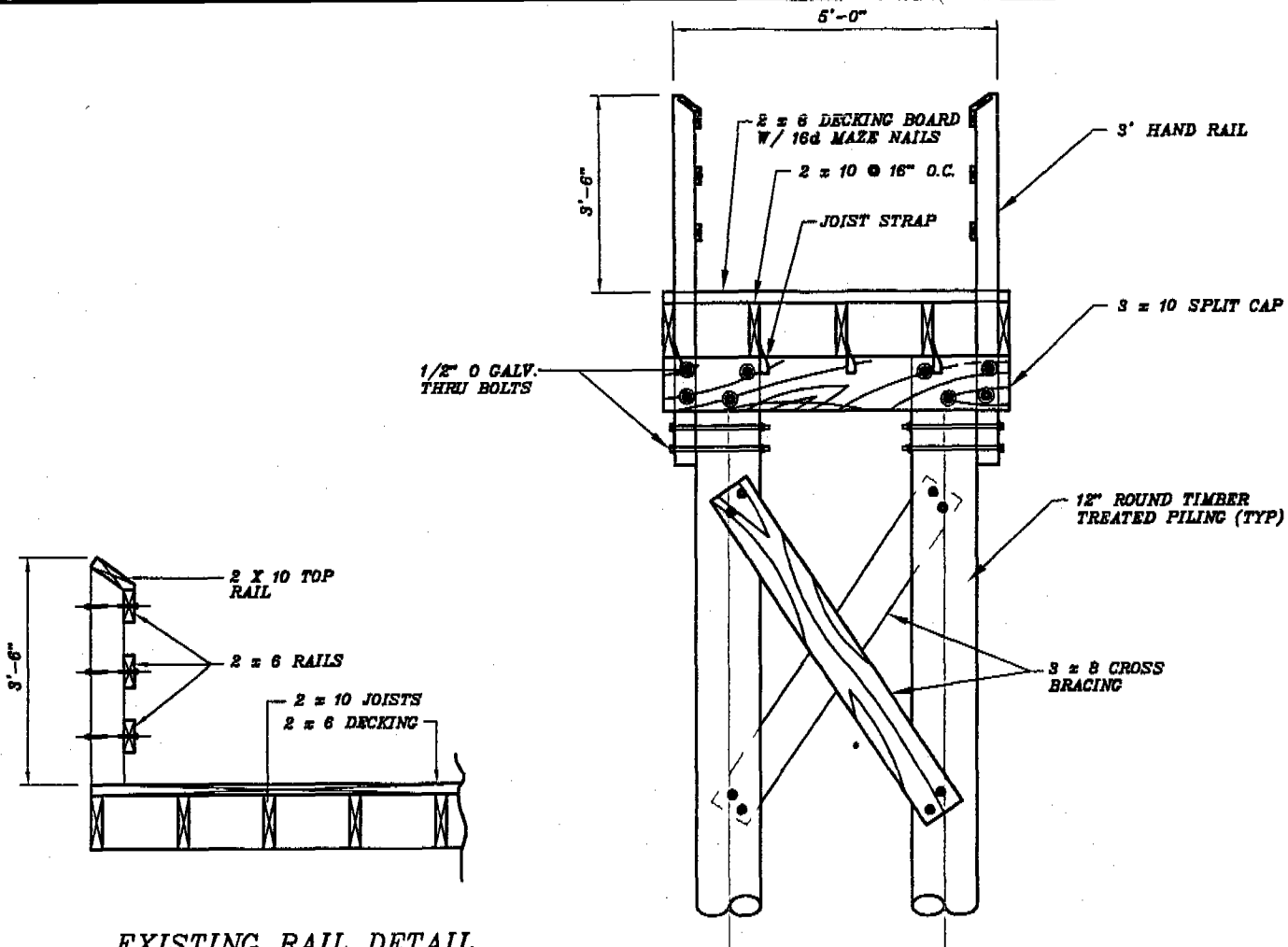
SITE PLAN

Carter & Sloop
CONSULTING ENGINEERS
ATLANTA > MACON > SAVANNAH > VALDOSTA
NEW ORLEANS, MISS. > SPRINGFIELD, MA > BIRMINGHAM, AL > FAYETTEVILLE, NC > CHARLOTTE, NC

NEW DOCK LAYOUT
FOR THE
LONG COVE CLUB MARINA
ON
BROAD CREEK

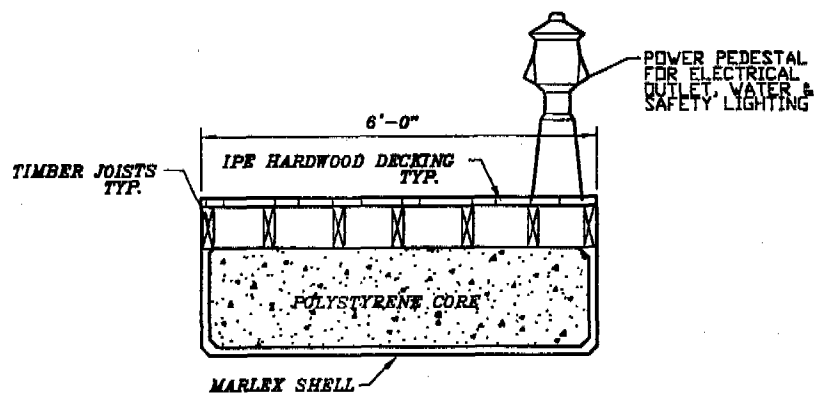
PROPOSED: NEW DOCK
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA
NOVEMBER 1, 2007

SHEET 1



EXISTING RAIL DETAIL
NOT TO SCALE

EXISTING DOCK CROSS SECTION
NOT TO SCALE



PROPOSED DOCK CROSS SECTION
NOT TO SCALE

Long Cove Marina
P/N 2008-120-11T - 9
Sheet 4 of 6



Carter & Sloop

CONSULTING ENGINEERS
ATHENS ♦ MACON ♦ SAVANNAH ♦ VALDOSTA

ONE COMMERCIAL DRIVE • SUITE 100 • STATESBORO, GA 30428 • 912-328-1111

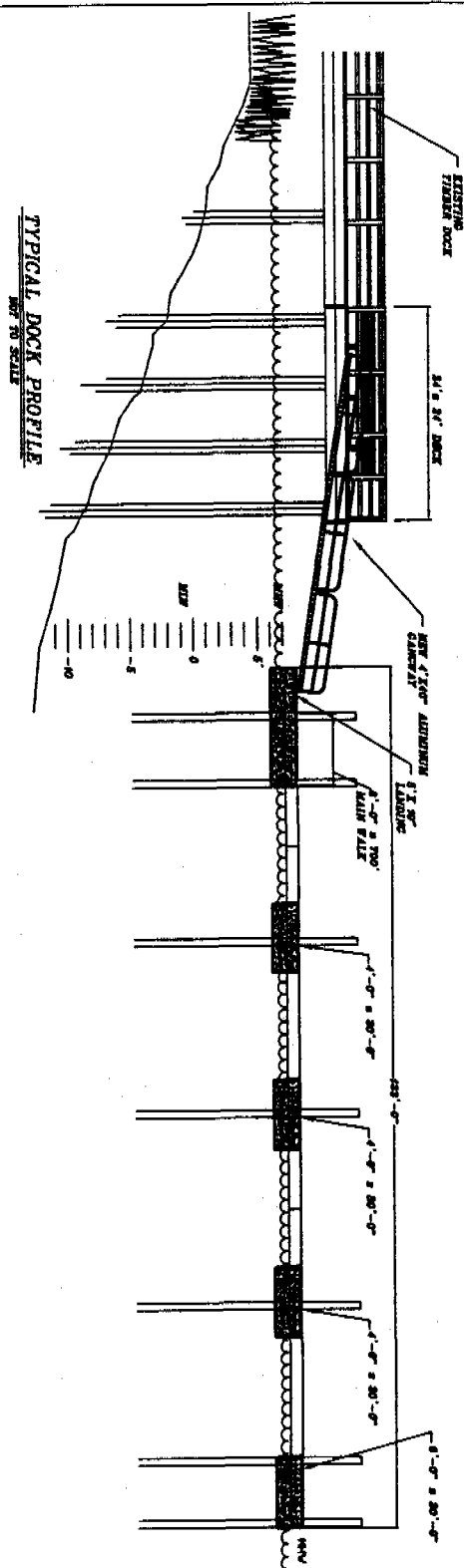
**NEW DOCK LAYOUT
FOR THE
LONG COVE CLUB MARINA
ON
BROAD CREEK**

PROPOSED: NEW DOCK
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA
NOVEMBER 1, 2007

SHEET 3

Long Cove Marina
P/N 2008-120-11T - 9

Sheet 5 of 6



TYPICAL
FLOATING DOCK
SECTION
FOR
LONG COVE CLUB

PROPOSED: LONG COVE CLUB MARINA
IN: BROAD CREEK

COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

REV. DATE: 01/21/08

SHEET 4



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IN STATE OF GEORGIA: REG. NO. 10000 - BIRMINGHAM, AL 10000 - DELAWARE: REG. NO. 10000

